

TEACHERS' RETIREMENT BOARD  
INVESTMENT COMMITTEE

SUBJECT: Real Estate - Activity Status Report

ITEM NUMBER: 08

ATTACHMENT (S) : 2

ACTION: \_\_\_\_\_

DATE OF MEETING: July 12, 2000

INFORMATION:   X  

PRESENTER (S): Patrick Mitchell

The table below summarizes the real estate portfolio by risk type and, for the low risk portfolio, shows the breakdown by region and by product type. Attachment 1 contains a summary of high-risk opportunity fund commitments and capital accounts from inception. Attachment 2 identifies specific transactions closed in May 2000.

Total Real Estate -- By Risk Type	As of 5/31/00	% of Total Portfolio
Low	\$2,789,328,000	2.6%
Moderate	121,766,000	0.1%
High	<u>389,806,269</u>	<u>0.4%</u>
Total Real Estate Portfolio (1)	\$3,300,900,269	3.0%

Low Risk - By Product Type	As of 5/31/00	% of Low Risk	Target	Range
Apartment	\$588,159,000	21.1%	20%	10-30%
Industrial	548,820,000	19.7%	25%	15-35%
Office	1,311,591,000	47.0%	35%	30-50%
Retail	<u>340,758,000</u>	<u>12.2%</u>	<u>20%</u>	15-35%
Total Low Risk	\$2,789,328,000	100.0%	100%	

Low Risk -- By Region	As of 5/31/00	% of Low Risk	Target	Range
East	\$823,540,000	29.5%	20%	10-30%
Midwest	245,650,000	8.8%	15%	5-25%
South	561,341,000	20.1%	25%	15-35%
West	<u>1,158,797,000</u>	<u>41.5%</u>	<u>40%</u>	30-50%
Total Low Risk	\$2,789,328,000	100.0%	100%	

Note: (1) Represents Ending Market Value, excluding any balance sheet adjustments.

# **CalSTRS REAL ESTATE OPPORTUNITY FUND ACTIVITY STATUS REPORT COMMITMENTS AND CAPITAL SUMMARY**

**As of May 31, 2000**

<u>Opportunity Fund</u>	<u>Date Fund Closed</u>	<u>Fund Size</u>	<u>% of Fund Invested</u>	<u>% of Fund Committed</u>	<u>STRS Commitment</u>	<u>Amount Funded by STRS</u>		<u>Returned Capital</u>	<u>Income Received</u>	<u>Co-Investm. Funded by STRS</u>	<u>% of Fund Debt</u>
Colony II	Apr-95	625,000,000	96.7%	100.0%	150,000,000	144,728,140		64,978,149	34,065,300	0	38%
M.Stanley II	Nov-95	1,051,000,000	100.0%	100.0%	200,000,000	208,221,740	(1)	114,093,661	107,812,150	1,137,827	60%
Lazard Freres	May-96	<u>645,000,000</u>	100.0%	100.0%	<u>196,825,714</u>	<u>196,825,714</u>		<u>31,627,889</u>	<u>27,475,849</u>	<u>46,825,714</u>	62%
TOTALS		\$2,321,000,000			\$546,825,714	\$549,775,594		\$210,699,699	\$169,353,299	\$47,963,541	

Note: Returned Capital and Income Received includes distributions from Co-Investments.

(1) Pursuant to Partnership Agreement, includes reinvestment proceeds

**CalSTRS DIRECT REAL ESTATE ACQUISITIONS and DISPOSITIONS****As of May 31, 2000**

<u>ACQUISITIONS</u>	<u>TYPE</u>	<u>LOCATION</u>	<u>MANAGER</u>	<u>AMOUNT</u>	<u>DATE CLOSED</u>
Avery Pointe	Apartment	Ft. Worth, TX	SSR	\$18,000,000	05/17/2000
San Valiente	Apartment	Phoenix, AZ	Heitman	<u>\$46,750,000</u>	05/19/2000
			Total	\$64,750,000	

**DISPOSITIONS**

N/A